











TOWNSHIP BOARD AGENDA



DATE: WEDNESDAY, OCTOBER 26TH, 2005
TIME 7:00 P.M.
LOCATION: MACOMB TOWNSHIP MEETING
CHAMBERS: 54111 BROUGHTON ROAD,
MACOMB, MI 48042

Call Meeting to Order







Pledge of Allegiance










1. Roll Call
2. Approval of Agenda Items (with any corrections)
3.  Approval of Bills
4.  Approval of the October 12, 2005 previous Meeting Minutes
5.  **CONSENT AGENDA ITEMS:**
 - 5A. **Clerks Department:**
 1.  Wall Sign Bond Return; Mattress USA; 15627 Hall Road
 - 5B. **Department Monthly Reports:**
 1.  Macomb County Sheriffs Department
 2.  Building Department
 3.  Fire Department
 4.  Parks and Recreation Department
 5.  Water/Sewer Department
 - 5C. **Water & Sewer Department:**
 1.  Easement Encroachment Agreement, Lot 45, Fieldstone Estates Subdivision.
6. Public Comments (Non Agenda items only - 3 minute time limit)


PUBLIC HEARING:

7.  **Special Assessment District; Street Lighting; Pinnacle Woods Subdivision;** Located on the south side of 23 Mile, 330 feet west of Townships limits; Landtec Development, Petitioner. Permanent Parcel No. 08-24-226-018.
8.  **Special Assessment District; Detention Basin; Legacy Farms Subdivision No. 1;** Located on the west side of Fairchild, approximately $\frac{1}{4}$ mile north of 22 Mile Road; Classic Development, Petitioner. Permanent Parcel No. 08-24-401-004.








PLANNING COMMISSION:



9.  **Rezoning; Agricultural (AG) to Residential One Family Urban (R-1);** Located north of 22 Mile Road approximately 345' east of future Garfield Road; GTR Builders, Petitioner. Permanent Parcel No. 08-20-300-002. **(Tabled from the August 10, 2005 Meeting)**
10.  **Rezoning; Agricultural (AG) to Residential One Family Urban (R-1);** Located north of 22 Mile Road and east of future Garfield Road; GTR Builders, Petitioner. Permanent Parcel No. 08-20-300-013. **(Tabled from the August 10, 2005 Meeting)**
11.  **Rezoning; Residential One Family Urban (R-1) to Commercial General (C-2);** Located on the east side of Romeo Plank Road, north of 22 Mile; Velmeir Companies, Petitioner. Permanent Parcel No. 08-21-351-005.
12.  **Rezoning; Residential One Family Urban (R-1) to Commercial General (C-2);** Located on the east side of Romeo Plank Road, north of 22 Mile; Velmeir Companies, Petitioner. Permanent Parcel No. 08-21-351-006.
13.  **Rezoning; Residential One Family Urban (R-1) to Commercial General (C-2);** Located on the east side of Romeo Plank Road, north of 22 Mile; Velmeir Companies, Petitioner. Permanent Parcel No. 08-21-351-007.
14.  **Rezoning; Residential One Family Urban (R-1) to Commercial General (C-2);** Located on the east side of Romeo Plank Road, north of 22 Mile; Velmeir Companies, Petitioner. Permanent Parcel No. 08-21-351-011.

15.  **Rezoning; Residential One Family Suburban (R-1-S) to Commercial Shopping Center (C-3);** Located south of 23 Mile Road, west of North Avenue; Balfour Development, Petitioner. Permanent Parcel No. 08-23-226-001.
16.  **Rezoning; Residential One Family Suburban (R-1-S) to Commercial Shopping Center (C-3);** Located south of 23 Mile Road, west of North Avenue; Balfour Development, Petitioner. Permanent Parcel No. 08-23-226-002.
17.  **Rezoning; Residential One Family Suburban (R-1-S) to Commercial Shopping Center (C-3);** Located south of 23 Mile Road, west of North Avenue; Balfour Development, Petitioner. Permanent Parcel No. 08-23-226-004.
18.  **Rezoning; Residential One Family Suburban (R-1-S) to Commercial Shopping Center (C-3);** Located south of 23 Mile Road, west of North Avenue; Balfour Development, Petitioner. Permanent Parcel No. 08-23-226-005.
19.  **Rezoning; Residential One Family Suburban (R-1-S) to Commercial Shopping Center (C-3);** Located south of 23 Mile Road, west of North Avenue; Balfour Development, Petitioner. Permanent Parcel No. 08-23-226-006.
20.  **Rezoning; Residential One Family Suburban (R-1-S) to Commercial Shopping Center (C-3);** Located south of 23 Mile Road, west of North Avenue; Balfour Development, Petitioner. Permanent Parcel No. 08-23-226-007.
21.  **Final Plat; Brook Run South Subdivision (14 Lots);** Located on the south side of 22 Mile Road and east of Romeo Plank Road; GTR Builders, Petitioner. Permanent Parcel No. 08-28-101-011
22.  **Tentative Preliminary Plat (Revised); West Park Estates Subdivision (66 Lots);** Located on the north side of 25 Mile Road, approximately 975 feet east of Luchtman Road; Montana Homes, Inc., Petitioner. Permanent Parcel No. 08-04-300-005.
23.  **Final Preliminary Plat; West Park Estates Subdivision (66 Lots);** Located on the north side of 25 Mile Road, approximately 975 feet east of Luchtman Road; Montana Homes, Inc., Petitioner. Permanent Parcel No. 08-04-300-005.

24.  **Land Division Variance; Clearstone Subdivision (118 lots);** Located on the southwest corner of 26 Mile Road and Luchtman Road; Lehner Associates, Petitioner. Permanent Parcel No. 08-05-200-011.

NEW BUSINESS:


25.  Request to Pay Insurance Deductible regarding Simonne Grabow vs Macomb Township
26.  Model Permits; Brook Run South Subdivision; Lot Numbers: 1, 10, 12 and 14 Christopher Cousino, Petitioner
27.  T - Mobile Lease Agreement
28.  **Temporary Certificate of Occupancy Requests; Romeo Plank Crossing;** Located on the southeast corner of Romeo Plank Road and 23 Mile Road; David Morelli, Petitioner. Permanent Parcel No. 08-20-200-046. *(Previous requests were granted for 60 days)*
- A. Elegant Creations – Tbl'd from Twp Bd 10-12-05 Meeting
 - B. The Coney Grille
 - C. USA Credit Union
29.  **Temporary Certificate of Occupancy Request; Waldenburg Plaza (Warren Bank);** Located on the east side of Romeo Plank Road approximately 300 feet south of 22 Mile Road. Warren Bancorp., Petitioner. Permanent Parcel No. 08-28-101-010
30.  **Request to Schedule Public Hearing Date; November 23, 2005; Special Assessment District; Street Lighting; Chelsea Court Subdivision (14 lots);** Located on the south side of 22 Mile Road, approximately ½ mile west of Heydenreich Road. Cornerstone Land Development Co., Petitioner. Permanent Parcel No. 08-28-200-025
31.  **Request to Schedule Public Hearing Date; November 23, 2005; Special Assessment District; Street Lighting; Elan Estates Subdivision;** Located on the south side of 24 Mile Road, approximately ¼ mile east of Card Road; John Cavaliere, Petitioner. Permanent Parcel No. 08-14-100-003.

32.  **Request to Adopt Resolution No. 1 to Schedule the Public Hearing Date; November 23, 2005; Special Assessment District; Detention Basin; Clearstone Subdivision;** Located on the southwest corner of 26 Mile and Luchtman Roads; Salvatore DiMercurio & Frank Karam, Petitioners. Permanent Parcel No. 08-05-200-011.
33.  **Authorization for the Township Engineers to Perform a Sanitary Sewer Diversion Study; The Bluffs at Riverside;** Located on the south of 23 Mile Road and west of North Avenue. Anderson Eckstein and Westrick, Inc., Permanent Parcel Nos. 08-24-276-008, 08-23-201-003 and 08- 23-251-001

BROADCAST MEDIA DEPARTMENT:

34.  Proposal for Equipment at Township Hall






FIRE DEPARTMENT:

35.  Request permission to purchase EMS Parka's

PARKS AND RECREATION DEPARTMENT:

36.  Holiday Lighting Decoration

WATER & SEWER DEPARTMENT:

37.  Memorandum of Understanding, 25 Mile Road Sanitary Sewer
38.  DWSD Easement Encroachment Agreement, 24 Mile Sanitary Sewer Project, MA04-25
39.  Temporary Batch Plant Agreement, Tony Angelo Cement Construction Company
- A. Becher Estates - 10 days
 - B. Legacy Estates Condominiums - 45 days
 - C. Golfview Estates Subdivision – 45 days
40.  Approval of Snow Equipment
41.  Purchase Requisitions:
- A. SLC Meter Service Inc.
 - B. Michigan Pipe and Valve
 - C. Gen Power

BOARD COMMENTS:

- 42. Supervisor Comments:
 - a. Discussion Regarding Moratorium on Commercial Zonings
 - b. Discussion Regarding Temporary Certificate of Occupancy
 - c. Request for Proposal for Single Waste Hauler
- 43. Clerk Comments:
- 44. Treasurer Comments:
- 45. Trustees Comments:

ADJOURNMENT:

Michael D. Koehs, CMC
Macomb Township Clerk
MDK/ gmb